

# Grove.

FIND YOUR HOME



9 Juliet Road  
Halesowen,  
West Midlands  
B62 0AU

Offers In Excess Of £450,000





On Juliet Road in Halesowen, this semi-detached house boasts three well-proportioned bedrooms. Situated in a friendly neighbourhood, this home offers a blend of comfort and practicality, making it an ideal choice for those seeking a peaceful yet connected lifestyle. With local amenities, schools, and parks within easy reach, this property is perfectly positioned to meet the needs of modern living.

The property comprises of a block paved driveway, garage and side access. The ground floor offers an entrance hall, downstairs w.c., storage, dual aspect lounge-diner, kitchen and utility. Upstairs are three bedrooms and a family bathroom. The garden is lawned and tiered with hedges around for privacy.

In summary, this semi-detached house on Juliet Road is a wonderful opportunity for anyone looking to settle in Halesowen. With its spacious bedrooms, inviting reception area, and exceptional parking facilities, it is a property that truly deserves your attention. JH  
28/05/2025 V1 EPC=D













#### Approach

Via a block paved driveway, rear access to garden, access to garage, obscured double glazed front door with side panels leading to:

#### Entrance hall

Central heating radiator, stairs to first floor accommodation, double glazed obscured window to side, coving to ceiling, dado rail, doors into living area, kitchen, downstairs w.c. and cloakroom.

#### Cloakroom

Double glazed obscured window to side, fuse box, alarm system and meters.

#### Downstairs w.c.

Corner wash hand basin with mixer tap and splashback tiling and w.c.

#### Lounge area 10'9" x 10'9" (3.3 x 3.3)

Double glazed bay window to front, central heating radiator, two inset arches, feature fireplace with brick surround, coving to ceiling, open brick arch into dining area.

#### Dining area 14'1" x 10'9" (4.3 x 3.3)

Double glazed French doors to rear garden with double glazed windows to surround, central heating radiator, serving hatch to kitchen, door into entrance hall and coving to ceiling.





















Kitchen 15'1" x 8'6" (4.6 x 2.6)

Double glazed window to rear, vertical central heating radiator, serving hatch into dining area, matching wood wall and base units with work surface over, splashback tiling, one and a half bowl sink with mixer tap and drainer, integrated oven with gas hob over, extractor, integrated dishwasher, central heating boiler, arch leading into utility.

Utility 8'2" x 11'5" (2.5 x 3.5)

Double glazed window to rear, double glazed door to side, double glazed obscured window to side and further double glazed window to front, central heating radiator, space for washing machine, space for tumble dryer and space for American style fridge freezer.

First floor landing

Double glazed obscured window to side, dado rail, coving to ceiling, doors to bedrooms and family bathroom.

Family bathroom

Double glazed obscured window to front, double

glazed obscured window to side, complementary tiling to walls, central heating radiator with towel rail, vanity wash hand basin with mixer tap and low level flush w.c., P shaped bath with electric shower over.

Bedroom one 11'1" x 14'1" (3.4 x 4.3)

Double glazed window to rear, central heating radiator.

Bedroom two 11'1" x 12'1" into wardrobes (3.4 x 3.7 into wardrobes)

Double glazed window to front, central heating radiator, fitted wardrobes.

Bedroom three 9'6" x 8'6" (2.9 x 2.6)

Double glazed window to rear, central heating radiator.

Rear garden

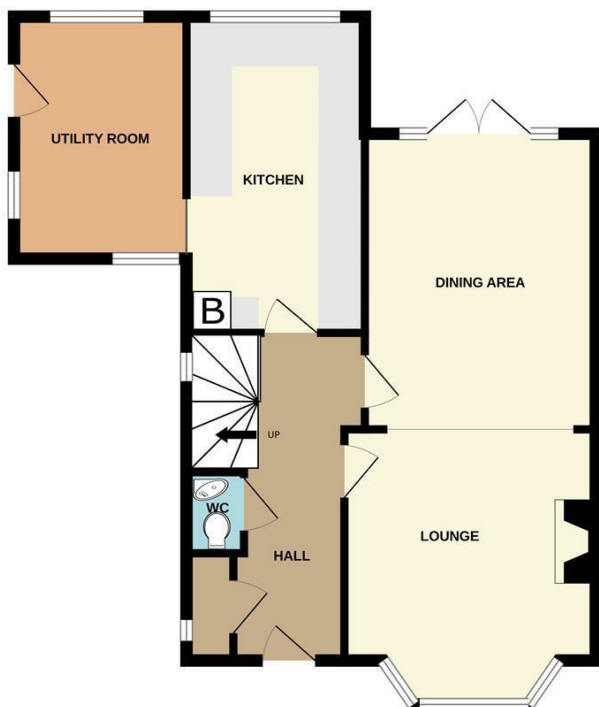
Block paved patio with block paved steps to lawn, further steps to second lawn, variety of shrubs, space for greenhouse and raised beds.



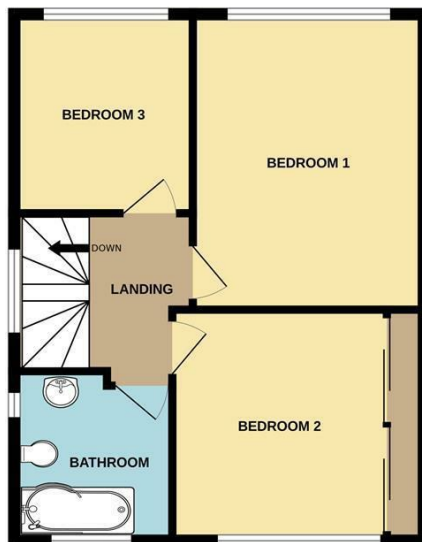




GROUND FLOOR  
636 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



OUTSIDE  
242 sq.ft. (22.4 sq.m.) approx.



TOTAL FLOOR AREA : 1364 sq.ft. (126.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Garage 8'6" x 27'10" (2.6 x 8.5)  
Up and over door, double glazed window to side and rear and power.

#### Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Banding  
Tax Band is

#### Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress you offer until these checks have been carried out.

#### Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that

would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

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